

date

**Re:    *Sale of Surplus State Real Property***  
***Transaction No. 07-02-020***

Please publish the enclosed advertisement in the \_\_\_\_\_ section  
on the following dates: June 13<sup>th</sup> and June 20<sup>th</sup>, 2010.

Use space one (1) column wide and length as necessary, with border. Heading to be in  
10 point type with body to be in 7 point type.

Send a copy of the advertisement, an affidavit of publication and your invoice to:

Attention: Roger Jackson  
Finance and Administration  
William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, 22nd Floor  
Nashville, TN 37243-1102  
Phone: (615) 532-0760

To expedite the processing of your invoice please include the 07-02-020 referenced  
above. Thank you.

Sincerely,

Roger Jackson  
State of Tennessee  
Real Property Administration  
Tennessee Tower 22<sup>nd</sup> Floor  
312 Rosa L. Parks Ave. N.  
Nashville, Tn. 37243

date

**Re:   *Sale of Surplus State Real Property***  
***Transaction No. 07-02-020***

Dear Potential Bidder:

Enclosed herewith is a copy of an advertisement scheduled to run in the Herald Citizen on June 13<sup>th</sup> and June 20<sup>th</sup>, 2010.

We have included a bid form, an addressed envelope, and location map for your convenience in bidding if you so desire.

Should you have any questions or need additional information, please contact me at the above address or call (615) 532-0760 or (615) 741-4221.

Sincerely,

Roger Jackson  
State of Tennessee  
Real Property Administration  
Tennessee Tower 22<sup>nd</sup> Floor  
312 Rosa L. Parks Ave.  
Nashville, Tn. 37243  
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**SURPLUS PROPERTY SALE  
LOCATED AT  
1060 East Spring Street**

Former Tennessee National Guard Armory  
1060 East Spring Street  
Cookeville, Tennessee 38501-3651

This notice is to inform you that the State of Tennessee has declared this property surplus to its needs and is now being advertised for SALE.

Attached is information on the property, improvements, procedures of sale and location.

Should you have any questions or need additional information regarding this matter, please contact this office.

**Attn: Roger Jackson  
Finance and Administration  
Real Estate Management  
(615) 532-0760 or (615) 741-4221**

## **SUMMARY OF IMPORTANT FACTS:**

### **PROPERTY LOCATION:**

1060 East Spring Street  
Cookeville, Putnam Co., TN. 38501  
Tax Map / Parcel: 53L-C-19

### **PROPERTY DIMENSIONS:**

The property consists of approximately 7.6 acres improved with three buildings. The main building contains 10,321 s.f. of office and classroom space with similar amount of basement storage space. Ancillary improvements include a detached, 3,280 s.f. metal garage and a 2,910 s.f. frame and metal building.

### **UTILITIES:**

All necessary utilities are available to the property.

## **PROCEDURE FOR ACQUIRING STATE PROPERTY**

It is the policy of the State of Tennessee to maximize the utilization of all its real property holdings to the best interest of the citizens of the State. Since the State's land use needs vary often, it is necessary and desirable for the State to dispose of its interest in this property. All sales of State surplus property are made in accordance with the provisions of Section 12-2-112 of Tennessee Code Annotated.

The following guidelines set forth the procedure for acquiring surplus State property:

The State of Tennessee will accept sealed bids up to 2:00p.m. on July 19<sup>th</sup>, 2010. All bids will be time-stamped upon receipt in the Office of Real Estate Management. Bids received after this time will be returned unopened. Sealed bids will be opened at 2:00p.m. on July 19, 2010.

The bid will be awarded within 45 days after bids have been opened. Checks submitted by the successful bidder will be deposited and credited toward the balance due the State. The 5% deposit will be forfeited should the successful bidder fail to perform. Checks submitted by unsuccessful bidders will be deposited and refunded by the State after awarding the bid.

Bids are to be mailed to:

**Attention: Roger Jackson**  
**Finance and Administration**  
**William R. Snodgrass Tennessee Tower**  
**312 Rosa L. Parks Avenue, 22nd Floor**  
**Nashville, TN 37243-1102**  
**Phone: (615) 741-4221**

## **MINIMUM REQUIREMENTS FOR BIDS:**

1. Sale is to be by the sealed bid method and the State reserves the right to refuse/reject any/and all bids.
2. Bid can be by letter stating the amount of bid and name/names of persons/corporation/partnership to whom, if successful, the property is to be conveyed. Envelope must be sealed and, on the lower left corner, type the following:

**BID ENCLOSED**

**BID DEADLINE TIME: 2:00 P.M., July 19, 2010**

**BID OPENING TIME: 2:00 P.M., July 19, 2010**

3. Bid must be received and time stamped no later than 2:00 P.M., Nashville time, July 19, 2010.
4. Terms: Cash
5. A cashier's check, made payable to the State of Tennessee in the amount of five percent (5%) of your bid, must be enclosed with the bid.

For additional information contact:

**Roger Jackson**  
**(615) 532-0760 or (615) 741-4221**

The above information has been compiled to assist the prospective buyer in visualizing the property, and no responsibility is assumed by the State for its accuracy or omission. This property is offered for sale "where-is-as-is".

**BID FOR PROPERTY  
LOCATED AT  
1060 East Spring Street  
Cookeville, Tn. 38501 - 3651**

I, \_\_\_\_\_, submit a bid of  
\$\_\_\_\_\_, for \_\_\_\_\_, Tennessee.

I hereby enclose a deposit of five (5) percent of my total bid, by cashier's check,  
payable to the State of Tennessee. The balance to be paid upon notification by the  
State of Tennessee that the deed has been fully executed.

Please **Print** Name(s) Below:

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Please **Sign** Name(s) Below:

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Please indicate below how you want this property deeded and address where tax bills  
are to be mailed in case you are the successful bidder.

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**STATE OF TENNESSEE  
REAL ESTATE FOR SALE  
ALL CASH - "AS IS"**

The State of Tennessee requests sealed bids for the sale of:

**Former Tennessee National Guard Armory  
1060 East Spring Street  
Cookeville, Tennessee 38501-3651**

**MINIMUM BID: \$800,000.00**

The State of Tennessee will accept sealed bids up to 2:00 p.m. on July 19, 2010. The State of Tennessee reserves the right to reject any and all bids.

For property inspection, information, bid instructions and bid package, please contact:

**Attention: Roger Jackson  
Finance and Administration  
William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, 22nd Floor  
Nashville, TN 37243-1102  
Phone: (615) 532-0760  
Phone: 615/741-6303 or 615/741-4221**

**Attn: Roger Jackson**

**(TIME) P.M.,(C.D.S.T.) (DAY), (MONTH,DAY,YEAR)**

**(TIME) P.M.,(C.D.S.T.) (DAY), (MONTH,DAY,YEAR)**

**Transaction No. 07-02-020**